

June 19, 2007 CPC



SUBSTANTIAL ACCORD REVIEW

07PD0363

Sprint

Clover Hill Magisterial District
East line of Walton Bluff Parkway

REQUEST: Confirmation of the decision of the Director of Planning that the proposed public facility (communications tower) is consistent with the Comprehensive Plan and exempted from the requirement of full substantial accord review.

PROPOSED LAND USE:

A communications tower, incorporated into an existing electrical transmission structure, and associated improvements are planned.

DIRECTOR'S DETERMINATION

The Director of Planning finds the request to be in substantial accord with the provisions of the adopted Comprehensive Plan for the following reasons:

- A. The proposal conforms to the Public Facilities Plan and Tower Siting Policy.
- B. The Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

GENERAL INFORMATION

Location:

East line of Walton Bluff Parkway, north of Lucks Lane. Tax IDs 734-696-Part of 6514 and 735-696-Part of 2333.

Existing Zoning:

R-7

Size:

0.3 acre

Existing Land Use:

Dominion Power transmission line, residential, commercial or vacant

Adjacent Zoning and Land Use:

North, South, East and West – R-7 with Conditional Use Planned Development: Single-family residential, community recreation and commercial (daycare).

UTILITIES; PUBLIC FACILITIES; AND TRANSPORTATION

The proposed use will have no impact on these facilities.

ENVIRONMENTAL

If more than 2,500 square feet of land is disturbed, a land disturbance permit must be obtained from the Department of Environmental Engineering.

COUNTY COMMUNICATIONS

The Zoning Ordinance requires that any structure over eighty (80) feet in height be reviewed by the County's Public Safety Review Team for potential detrimental impacts the structure could have on the County's Radio Communications System microwave paths. This determination must be made prior to construction of the communications tower.

COUNTY AIRPORT

A preliminary review of this proposal indicates that, given the approximate location and elevation of the proposed installation, it appears there will be no adverse affect on the County Airport.

LAND USE

Comprehensive Plan:

The request property lies within the boundaries of the Midlothian Area Community Plan which suggests the property is appropriate for active recreation use.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that energy and communications uses should be co-located, whenever feasible, to minimize impacts on existing and future areas of development.

Area Development Trends:

The property is occupied by a child day care center and by a community recreation facility. A Virginia Power high-tension transmission line transverses through the property. In addition, area property is characterized by single-family residential development within Cottage Mill, Somerville Grove, Walton Lake, Gladstone Glen and Logan Trace Subdivisions. Residential development is expected to continue in this area for the foreseeable future, in accordance with the Plan.

Development Standards:

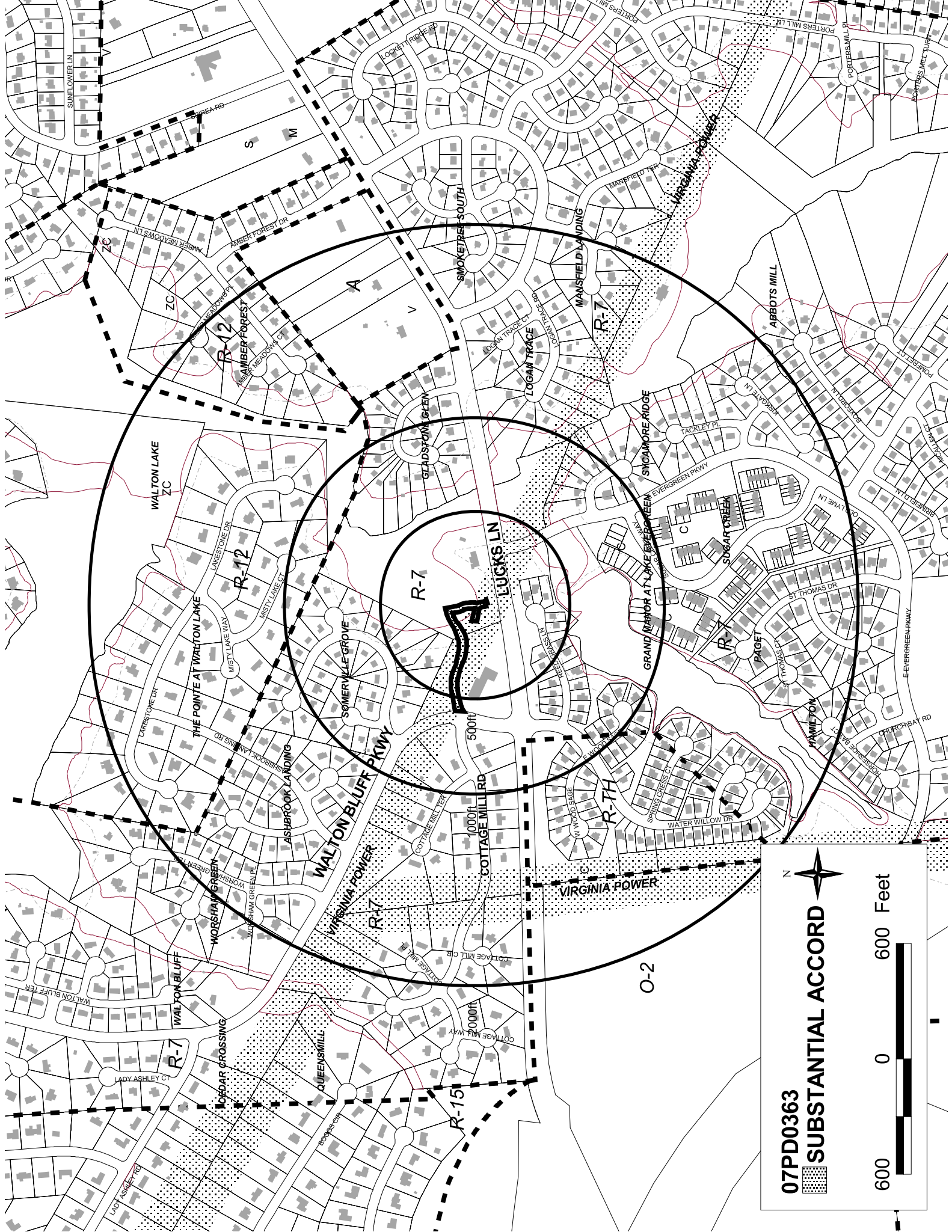
The Zoning Ordinance allows communications towers in Residential (R-7) Districts provided that antennae are co-located on electric transmission structures; flush-mount; restricted to a maximum height of twenty (20) feet above the height of the transmission structure; and gray or other neutral color.

CONCLUSIONS

The proposed communications tower satisfies the criteria of location, character and extent as specified in the Code of Virginia. Specifically, the Public Facilities Plan suggests that communications towers should be located to minimize the impact on existing or planned areas of development and that energy and communications facilities should co-locate whenever feasible. The communications tower will be incorporated into an existing permitted electrical transmission structure. The addition of the communications facilities into the structure of the existing transmission tower does not generate a visual impact that is significantly greater than the visual impact of the existing electrical transmission tower. This co-location will eliminate the need for an additional freestanding communications tower in the area, thereby minimizing tower proliferation. In addition, the Ordinance minimizes the possibility of any adverse impact on the County Communications System or the County Airport.

Given these considerations, the Director of Planning finds the proposal consistent with the adopted Comprehensive Plan. Staff requests that the Commission confirm this decision.

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 SUBSTANTIAL ACCORD



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